

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF THURSDAY, APRIL 22, 2004**

The Wrightstown Township Planning Commission met AT 8:00 p.m. on Thursday, April 22, 2004, in the Community Room of the Village Library, Penns Park Road, Penns Park, Pa.

Members present were Chair Frank E. Davis, Norman Sommer, Ann Mark, John Fowler and John Halderman. Excused Members were Robert Lloyd, Dennis Keating and William Perry. Also present were Township Planner Rick Tralies of Boucher & James, Inc., and Township Engineer Mario Canales of Pickering, Corts & Summerson, Inc. Board of Supervisor Member Jane Magne also attended.

Chairman Davis opened the meeting, noting that the meeting planned for April 8, 2004 had been cancelled due to the fact that the Applicant withdrew an appearance due to their Attorney's unavailability.

On motion of Member Fowler, seconded by Member Mark, with all Members voting approval, Minutes of the Meeting held on February 26, 2004 were approved. On motion of Member Fowler, seconded by Member Davis, with all Members voting approval, Minutes of the Meeting held on March 25, 2004 were approved.

CVS Pharmacy Preliminary Land Development Plans: Land Development Plans dated February 27, 2004 had been delivered to the Township and distributed to all Members. Members were also in receipt of Review Letters from Pickering, Corts & Summerson, Inc., dated March 26, 2004; Pennoni Associates, Inc., letter dated April 14, 2004; Bucks County Planning Commission letter dated March 26, 2004; and a memo relating concerns of Fire Chief Wayne Murphy dated March 19, 2004.

Representing the Owners, Angelo M. & Denise L. Evangelista, were Michael Meister (part-owner) who had an agreement with CVS Pharmacy, Inc., to operate a pharmacy at this location; John Baionno, P. E., from Tri-State Engineers, Inc., and John A. VanLuvanee, Esq., of Eastburn and Gray, P. C.

Mr. VanLuvanee addressed the Commission about the practical issues of the project; an interpretation of the Impervious Surface ratios; septic and water systems in place on the property; the frontages of the land areas; the non-residential use requirements for the location. He noted that CVS Pharmacy, Inc. had promised flexibility in compliance with Township regulations and/or requirements in order to have consideration/dialogue about the proposed project at the site. He stated that CVS Pharmacy, Inc. is committed to the future development of the site as a potential business site.

Chairman Davis showed photographs of several buildings and/or improvements to buildings which had been on the site in earlier years.

Discussion and dialogue continued between Members and Mr. VanLuvanee regarding: lighting, tree removals and replacements, access roads along streets, environmental

considerations, signage, landscaping, parking lot/paving and reserve spaces, septic systems and well water, film development discharge issues, drive-thru plans.

Members asked about consideration of an archeological study on the site since the Walking Purchase had started within a short distance of the site as part of the acquisition of land known as Pennsylvania.

Public Comment: Residents of the Township commented about the desirability of conducting a restaurant at the site, which had recently been the site of a popular restaurant/banquet facility. Should a newly-built structure resemble the former? Traffic concerns: is a pharmacy an asset to the community? Hold to a high standard of business/construction in the Township. Could the structure be designed to resemble a 'barn-like' building in keeping with the rural nature of the area? Will a traffic study be required? Residents cautioned about excessive growth in the region indicated that a pharmacy is unnecessary in the area and that they did not favor degrading the area with a vast commercial building.

The Commission consensus was favorable to the Applicant: the area, septic and water systems, road frontages and other aforementioned matters defined by Mr. VanLuvanee which were unique to the property were satisfactory reasons to consider the Application.

The Applicant was directed to return with a Sketch Plan indicating ways in which the expressed concerns/suggestions might be submitted for consideration and the Commission would continue to dialogue. The Applicant should show appropriate parking spaces, reserve parking area(s) and existing features. In addition, they were directed to consider comments in all Review Letters.

Anchor Nursery Sketch Plan: Mr. Robert J. Dwyer was present to present a new Sketch Plan to the Commission, which he stated was a by-right plan.

The Plan distributed at an appearance before the Commission on July 24, 2003 showed seventeen (17) lots, one cul de sac and an emergency access lane. Also, the plans showed two access driveways onto Route 413 for four homes.

Discussion focused on a water-treatment plant, septic systems, drip irrigations systems, indemnifying area homes with private water systems, twin-style homes, front porches, detached garages, properties whose rear yards would connect with nursery operations. A discussion centered on: Pheasant Lane and its' ownership, (Chairman Davis stated that it was a tax map Parcel of land and a right-of-way); crossing the stream; road openings on Route 413; and a cluster proposal.

Members suggested the Applicant request an appearance before the Board of Supervisors to discuss parking along proposed cul de sac and the comments of Fire Chief Murphy. The

recommendation of the Supervisors would impact the next drawing of plans.

Members indicated preliminary consideration of Plan II indicating they must see planning issues resolved prior to any further recommendations to the Supervisors.

Comments from residents included matters relating to: extremely long cul de sacs (longer than permitted); traffic impact; school bus stops; a development directly across from Township Open Space. The Commission replied that 15 acres would be Open Space directly opposite the Township Open Space.

The Gathering Group Shopping Village/ Casadonti Retail Expansion Sketch Plan:

Owner Joseph Casadonti appeared before the Commission requesting a recommendation which would allow the construction of a two-story, 3000 square foot office/retail building.

Commission members requested the Applicant provide copies of the plan which had been submitted in July, 2003.

Review Letters received from Pickering, Corts & Summerson, Inc., dated April 13, 2004; a Review Letter from Bucks County Planning Commission dated April 14, 2004; and a Review Letter from Boucher & James, Inc., dated April 21, 2004 were considered.

After a lengthy discussion, the Applicant was directed to submit a Land Development Plan and to address all items as outlined in the Review Letters noted above. Applicant Casadonti signed a letter of Extension to run and include June 30, 2004.

Other Business: The Commission considered JMZO Ordinance proposals:

JMZO #2004-02 Highway Classifications/ROW: recommended submission to the Board of Supervisors for approval.

JMZO #2004-03 Floodplains: tabled by consensus and requested current information from Newtown Township Solicitor Stephen B. Harris about specific criteria relating to Floodway.

JMZO #2004-06 Riparian Buffer: The Wrightstown Township Environmental Advisory Council had reviewed the proposal nodding approval. The Commission recommended to the Board of Supervisors: 1. Consider the difficulty in averaging a 50' buffer area as recommended in the document; 2. Consider a review letter from Clemons & Associates, Inc., written by Attorney T. J. Walsh dated April 1, 2004 which was unclear to Commission members about "averaging" distances.

JMZO #2004-10 TODS: Planning Commission recommended submission to the Board of Supervisors for approval.

Commission Members were directed to review Proposed Ordinance Amendments #2004-11 and #2004-12 which would be considered on the next Agenda for recommendation to the Board of Supervisors.

Adjournment: There being no further matters to come before the Commission, the meeting was duly adjourned.

Respectfully submitted,

Ethel K. Hibbs
Secretary